



**Jim Rothermich, Real Estate Appraiser**

515.777.7083 (office)

515.493.9865 (cell)

[jimrothermich@iowaappraisal.com](mailto:jimrothermich@iowaappraisal.com)

[www.iowaappraisal.com/blog](http://www.iowaappraisal.com/blog)

[@TheLandTalker](https://twitter.com/TheLandTalker)

## JANUARY 2017 IOWA LAND AUCTION RESULTS

*This list includes auctions conducted by various auction firms throughout the State of Iowa not affiliated with Iowa Appraisal and Research Corporation. CSR-2 soil rating is calculated on tillable acres of each tract of land.*

Contact Jim Rothermich if you would like additional information on these transactions.

### The Land Talker says:

Greetings! I appreciate your positive feedback on last month's auction results. It is my goal to keep comments short and to the point. In my blogs, I have recently been talking about the strength of the Iowa land market during the last part of 2016. A recent press release from Farm Credit Services of America (FCS) regarding state farmland trends indicated an upward movement in the Iowa land market. Based on FCS data, the land market in Iowa increased during the last quarter of 2016. This confirms my thoughts in past blogs. In my opinion, there are three factors behind the recent strong land prices in late 2016:

1. Yields for corn and especially soybeans are at record highs.
2. Increased optimism post-Election Day. Positive attitudes creates optimistic land buyers, which essentially cause bidders to be more aggressive on auction day.
3. Very low stock of land for sale, and strong demand to buy land from investors and farmers.

Another point of interest in the press release: In Iowa, public auctions dropped 3 percent in 2016 and completed sales were down 7 percent compared to 2015.

Please check my recent blog about the FCS press release. There is some really good information that is based on actual sale data.

To stay current on Iowa land auction prices, follow me on Twitter (@TheLandTalker) or read my blog "Land Talk Weekly" at [www.iowaappraisal.com](http://www.iowaappraisal.com).

Talk to you in a month!  
Jim "the Land Talker"

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
01/04/17	Ida	Tillable	100	9700	87.2	100
01/05/17	Warren	Tillable	36	No sale	63.6	35.0
01/12/17	Webster	Tillable	232.46	Not disclosed	73	176.3
01/14/17	Monona	Tillable	133.94	6000	73.3	135.17
01/16/17	Calhoun	Tillable	40	10500	85.1	37.69
01/18/17	Louisa	Tillable	161.45	6000	48.4	160.8
01/18/17	Louisa	Tillable	43.28	7100	48	38.77
01/18/17	Louisa	Tillable	119.83	5400	45.3	117.81
01/18/17	Louisa	WRP	130.62	900	0	0
01/18/17	Louisa	WRP	51.19	675	0	0
01/18/17	Osceola	Tillable	40	11200	90.1	39.56
01/18/17	Mills	Tillable	56	7800	86.6	52.59
01/18/17	Mills	Tillable	80	6800	78.6	77.97
01/18/17	Mills	Tillable/past	108.09	4700	87.7	64.71
01/18/17	Lyon	Tillable	97.93	12400	68.8	94
01/19/17	Clay	Tillable	212	7300	79.9	211.52
01/19/17	Kossuth	Tillable	180.36	7600	84.6	172.46
01/19/17	Pottawattamie	Tillable	301	5700	66	264.2
01/19/17	Ringgold	tillable	156	3875	54.8	132
01/19/17	Ringgold	Tillable /past	86.37	2100	0	25
01/21/17	Monona	Tillable	272.36	7238	72.1	277.69
01/21/17	Monona	Tillable	111.6	7776	63.4	112.1
01/23/17	Butler	Tillable	151	8932	82	144.4
01/23/17	Cherokee	Tillable /rec	393.99	4300	86.8	176.53
01/24/17	Lyon	Tillable	156	11000	73.2	151.79
01/25/17	Montgomery	Tillable	200	6689	75.2	183.06
01/26/17	Fremont	Tillable	230.1	4800	71.1	177
01/26/17	Fremont	Tillable	45.07	3900	75.2	28.11
01/26/17	Scott	Tillable	153	7160	72.1	137.2
01/27/17	Adams	Tillable /past	156	4000	57.2	58.5
01/30/17	Montgomery	Tillable	103.6	9000	83.5	103.6
01/30/17	Montgomery	Tillable/past	62.53	4600	0	0
01/30/17	Ida	Tillable	91.6	9000	79.4	87

Iowa Appraisal and Research Corporation specializes in valuations of agricultural land, recreational land, agribusiness properties, and commercial-agricultural properties, as well as all commercial property types. As professional consultants, our team of expert appraisers also provides appraisal review and market/feasibility studies. Visit [www.iowaappraisal.com](http://www.iowaappraisal.com) to learn more.





**Jim Rothermich, Real Estate Appraiser**

515.777.7083 (office)

515.493.9865 (cell)

[jimrothermich@iowaappraisal.com](mailto:jimrothermich@iowaappraisal.com)

[www.iowaappraisal.com/blog](http://www.iowaappraisal.com/blog)

[@TheLandTalker](https://twitter.com/TheLandTalker)



## JANUARY 2017 IOWA LAND AUCTION RESULTS

*This list includes auctions conducted by various auction firms throughout the State of Iowa not affiliated with Iowa Appraisal and Research Corporation.  
CSR-2 soil rating is calculated on tillable acres of each tract of land.*

Contact Jim Rothermich if you would like additional information on these transactions.

Page 2

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
01/30/17	Ida	Tillable	78.25	5200	52.6	75
01/30/17	Ida	Tillable	133	7550	62.2	129.8
01/31/17	Henry	Tillable	81.82	10100	87	79
01/31/17	Henry	Tillable	<u>81.97</u>	8050	80.9	<u>73.62</u>
Total			4867.9			3930.0

Iowa Appraisal and Research Corporation specializes in valuations of agricultural land, recreational land, agribusiness properties, and commercial-agricultural properties, as well as all commercial property types. As professional consultants, our team of expert appraisers also provides appraisal review and market/feasibility studies. Visit [www.iowaappraisal.com](http://www.iowaappraisal.com) to learn more.

